

Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 31 July 2025
for
The Hospital Of The Holy Trinity,
Aylesford

McLean Reid
Chartered Accountants
1 Forstal Road
Aylesford
Kent
ME20 7AU

The Hospital Of The Holy Trinity,
Aylesford

Contents of the Financial Statements
for the Year Ended 31 July 2025

	Page
Report of the Trustees	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5
Notes to the Financial Statements	6 to 11

The Hospital Of The Holy Trinity,
Aylesford

Report of the Trustees
for the Year Ended 31 July 2025

The trustees present their report with the financial statements of the charity for the year ended 31 July 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's objective is to provide almshouse accommodation for aged poor and deserving persons within the parish of Aylesford in accordance with the Trust Deed dated 22 July 1960. The charity is registered with the Charity Commission (registration number 225510), and with the Regulator of Social Housing (registration number A3564). The activities for the year are set out on page 3 in the Statement of Financial Activities.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charities Commission for England and Wales. During the year, in accordance with the Charity's aims, the charity's principal activity for the public benefit was to provide supported housing consisting of eleven single flats and three double flats. All of the flats were occupied for the whole year.

FINANCIAL REVIEW

Financial position

The surplus for the year amounts to £22,900 (2024: £30,659 and the detail is set out on page 4).

Reserves policy

There is no formal policy. The trustees have to be prepared to meet an unexpected crisis, although the buildings and contents are insured appropriately.

The cyclical maintenance fund is designed to meet the cost of routine maintenance and repairs, whereas the extraordinary fund is designed to meet the costs of unexpected repairs and other work.

At the year end the charity's reserves amounted to £656,494 (2024: £633,594) consisting of a cyclical maintenance reserve of £34,000 (2024: £34,000), and extraordinary repair fund of £83,262 (2024: £83,262) and income and expenditure reserves of £539,232 (2024: £516,332).

The trustees have assessed the major risks to which the charity is exposed and are satisfied that systems are in place to mitigate the exposure to major risks.

The trustees strive to achieve and demonstrate value for money in all the operations of the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Organisational structure

The board of trustees consists of a maximum of three ex-officio trustees, being the vicar and churchwardens in the parish of Aylesford, two nominative trustees appointed by Tonbridge and Malling Borough Council for a four year term, and three co-optative trustees appointed for a five year term at a meeting of the trustees. They are local people, often but not always with some connection to the church, who are thought to be suitable on account of their skills and interests. At induction, new trustees are given copies of the minutes of recent board meetings and a copy of "The Essential Trustee" produced by the Charities Commission and dated May 2018.

All decisions are made by the trustees at meetings held several times a year

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

225510

Principal address

390 London Road
Aylesford
Kent
ME20 7JY

The Hospital Of The Holy Trinity,
Aylesford

Report of the Trustees
for the Year Ended 31 July 2025

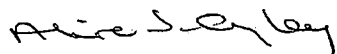
Trustees

L Chapman Trustee
Ms G Cresswell Trustee
D Lettington Trustee
Ms B Tuis Trustee
C Williams Trustee
Ms A Ongley
Ms A Beale Trustee

Independent Examiner

A M Reid FCA
McLean Reid
Chartered Accountants
1 Forstal Road
Aylesford
Kent
ME20 7AU

Approved by order of the board of trustees on 4 November 2025 and signed on its behalf by:



Ms A Ongley - Trustee

Independent Examiner's Report to the Trustees of
The Hospital Of The Holy Trinity,
Aylesford

Independent examiner's report to the trustees of The Hospital Of The Holy Trinity, Aylesford

I report to the charity trustees on my examination of the accounts of The Hospital Of The Holy Trinity, Aylesford (the Trust) for the year ended 31 July 2025.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



A M Reid FCA

McLean Reid
Chartered Accountants
1 Forstal Road
Aylesford
Kent
ME20 7AU

5 November 2025

The Hospital Of The Holy Trinity,
Aylesford

Statement of Financial Activities
for the Year Ended 31 July 2025

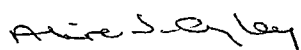
	Notes	2025 Unrestricted funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies		67,388	66,348
Investment income	2	26,479	25,366
Other income		-	7,828
Total		<u>93,867</u>	<u>99,542</u>
EXPENDITURE ON			
Charitable activities			
Almshouse accommodation		59,819	60,367
Other		11,148	8,516
Total		<u>70,967</u>	<u>68,883</u>
NET INCOME		22,900	30,659
RECONCILIATION OF FUNDS			
Total funds brought forward		633,594	602,935
TOTAL FUNDS CARRIED FORWARD		<u><u>656,494</u></u>	<u><u>633,594</u></u>
CONTINUING OPERATIONS			
All income and expenditure has arisen from continuing activities.			

The Hospital Of The Holy Trinity,
Aylesford

Balance Sheet
31 July 2025

	Notes	2025 Unrestricted funds £	2024 Total funds £
FIXED ASSETS			
Tangible assets	5	266,616	282,909
Investments	6	346,371	328,626
		<hr/> 612,987	<hr/> 611,535
CURRENT ASSETS			
Debtors	7	4,089	3,821
Cash at bank		179,555	166,400
		<hr/> 183,644	<hr/> 170,221
CREDITORS			
Amounts falling due within one year	8	(11,721)	(11,721)
		<hr/>	<hr/>
NET CURRENT ASSETS		<hr/> 171,923	<hr/> 158,500
TOTAL ASSETS LESS CURRENT LIABILITIES		<hr/> 784,910	<hr/> 770,035
ACCRUALS AND DEFERRED INCOME	9	(128,416)	(136,441)
		<hr/>	<hr/>
NET ASSETS		<hr/> 656,494	<hr/> 633,594
FUNDS	10		
Unrestricted funds		656,494	633,594
		<hr/>	<hr/>
TOTAL FUNDS		<hr/> 656,494	<hr/> 633,594

The financial statements were approved by the Board of Trustees and authorised for issue on 4 November 2025 and were signed on its behalf by:



A Ongley - Trustee



C Williams - Trustee

The Hospital Of The Holy Trinity,
Aylesford

Notes to the Financial Statements
for the Year Ended 31 July 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The charity is registered with the Charities Commission as a charitable trust and with the Regulator of Social Housing as a registered provider of social housing.

The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

The Hospital of the Holy Trinity was built in the first quarter of the seventeenth century. There is no record of the original cost and accordingly no value is attributed thereto.

Cost brought forward, therefore, represents development expenditure incurred on the Hospital in the late 1980s and early 1990s. Where the cost of development have not qualified for Housing Association Grants and have not been considered for mortgage loans by the relevant lending authority they have been met out of reserves.

The trustees perform annual impairment reviews to ensure that the recoverable amount is not lower than the carrying value. In accordance with FRS102, cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Major components of housing properties capitalised are accounted for and depreciated separately from the connected housing property over their expected useful lives.

No separate components are accounted for on the development expenditure incurred in the late 1980s and early 1990s as the capitalised costs represent the expenditure carried out in converting the existing accommodation from single rooms with a shared bathroom and toilets to twelve single and two double self-contained flats in the late 1980s and early 1990s. The costs are therefore not separable and are depreciated as shown below.

New boilers were installed in the year ended 31st July 2016 and depreciated as shown below.

Roofing works were completed in the year ended 31st July 2017 and are now being depreciated as shown below.

The trustees have elected to depreciate the components of the housing properties at the following annual rates:

Component	Life (years)	Depreciation
Development expenditure	50	2%
Roofing	30	3.30%
Boilers	15	6.60%

The Hospital Of The Holy Trinity,
Aylesford

Notes to the Financial Statements - continued
for the Year Ended 31 July 2025

1. ACCOUNTING POLICIES - continued

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Investments

Fixed asset investments are valued at cost less a reduction for any permanent diminution in value.

They are not valued at market value as the market is quite volatile and resultant increases and decreases in value would not aid the user's understanding of the accounts.

Investment income is credited to the accounts on an accrual basis.

Extraordinary repairs fund

This is a designated reserve and represents amounts set aside to carry out major repairs on housing property. Sums provided each year for this purpose are invested in the Charities Official Investment Fund Accumulation Shares or the COIF Charities Deposit Fund.

Cyclical maintenance reserve

This is a designated reserve and represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Government grants

Grants are credited to deferred revenue. Grants towards capital expenditure are released to the profit and loss account over the expected useful life of the assets. Grants towards revenue expenditure are released to the profit and loss account as the related expenditure is incurred.

Housing Association Grant

Housing Association Grant (HAG) was paid by the Housing Corporation to reduce the cost of development and is accounted for as deferred income and as a liability due within one year and after more than one year. The income is recognised through the Statement of Financial Activities over the life of the building structure for which it was received. HAG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to the proceeds of sale.

Monthly maintenance contributions

Monthly maintenance contributions represent the rental charges income receivable for the year from the supported housing, net of rent losses from voids, and includes Supporting People income where this has been used to reduce the rents collected from the tenant.

Rental income represents rent receivable for the year from sources other than supported housing.

Judgements and key sources of estimation uncertainty

No significant judgements have had to have been made by the trustees nor have they identified any key sources of estimation uncertainty other than identifying the main components of housing properties and estimating their useful lives.

The Hospital Of The Holy Trinity,
Aylesford

Notes to the Financial Statements - continued
for the Year Ended 31 July 2025

2. INVESTMENT INCOME

	2025	2024
	£	£
Deposit account interest	7,529	7,770
NAACIF distributions received	1,205	1,190
NAACIF accumulated income received	17,745	16,406
	<u>26,479</u>	<u>25,366</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 July 2025 nor for the year ended 31 July 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 July 2025 nor for the year ended 31 July 2024.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £
INCOME AND ENDOWMENTS FROM	
Donations and legacies	66,348
Investment income	25,366
Other income	7,828
Total	<u>99,542</u>
EXPENDITURE ON	
Charitable activities	
Almshouse accommodation	60,367
Other	8,516
Total	<u>68,883</u>
NET INCOME	30,659
RECONCILIATION OF FUNDS	
Total funds brought forward	602,935
TOTAL FUNDS CARRIED FORWARD	<u><u>633,594</u></u>

The Hospital Of The Holy Trinity,
Aylesford

Notes to the Financial Statements - continued
for the Year Ended 31 July 2025

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 August 2024 and 31 July 2025	685,586
DEPRECIATION	
At 1 August 2024	402,677
Charge for year	16,293
At 31 July 2025	418,970
NET BOOK VALUE	
At 31 July 2025	266,616
At 31 July 2024	282,909

6. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 August 2024	328,626
Additions	17,745
At 31 July 2025	346,371
NET BOOK VALUE	
At 31 July 2025	346,371
At 31 July 2024	328,626

There were no investment assets outside the UK.

The net book value represents the original cost of shares in the M&G Charity Multi Asset Fund held by M&G Securities on behalf of the Hospital of the Holy Trinity, Aylesford.

The market value of the investments as at 31st July 2025 was £511,078 (£2024: £467,137).

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Accrued income	600	675
Prepayments	3,489	3,146
	4,089	3,821

The Hospital Of The Holy Trinity,
Aylesford

Notes to the Financial Statements - continued
for the Year Ended 31 July 2025

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade creditors	1,601	799
Other creditors	10,120	10,922
	<u>11,721</u>	<u>11,721</u>

9. ACCRUALS AND DEFERRED INCOME

	2025	2024
	£	£
Deferred income	<u>128,416</u>	<u>136,441</u>

10. MOVEMENT IN FUNDS

	At 1.8.24	Net movement in funds	At 31.7.25
	£	£	£
Unrestricted funds			
General fund	516,332	22,900	539,232
Cyclical maintenance reserve	34,000	-	34,000
Extraordinary repair fund	83,262	-	83,262
	<u>633,594</u>	<u>22,900</u>	<u>656,494</u>
TOTAL FUNDS	<u>633,594</u>	<u>22,900</u>	<u>656,494</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	93,867	(70,967)	22,900
	<u>93,867</u>	<u>(70,967)</u>	<u>22,900</u>
TOTAL FUNDS	<u>93,867</u>	<u>(70,967)</u>	<u>22,900</u>

Comparatives for movement in funds

	At 1.8.23	Net movement in funds	At 31.7.24
	£	£	£
Unrestricted funds			
General fund	485,673	30,659	516,332
Cyclical maintenance reserve	34,000	-	34,000
Extraordinary repair fund	83,262	-	83,262
	<u>602,935</u>	<u>30,659</u>	<u>633,594</u>
TOTAL FUNDS	<u>602,935</u>	<u>30,659</u>	<u>633,594</u>

The Hospital Of The Holy Trinity,
Aylesford

Notes to the Financial Statements - continued
for the Year Ended 31 July 2025

10. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	99,542	(68,883)	30,659
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>99,542</u>	<u>(68,883)</u>	<u>30,659</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.8.23 £	Net movement in funds £	At 31.7.25 £
Unrestricted funds			
General fund	485,673	53,559	539,232
Cyclical maintenance reserve	34,000	-	34,000
Extraordinary repair fund	83,262	-	83,262
	<hr/>	<hr/>	<hr/>
	602,935	53,559	656,494
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>602,935</u>	<u>53,559</u>	<u>656,494</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	193,409	(139,850)	53,559
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	<u>193,409</u>	<u>(139,850)</u>	<u>53,559</u>

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 July 2025.